



My Next Steps: VA Home Loans and Housing-Related Assistance for Transitioning Military Families

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Resources at a Glance

- [Department of Veterans Affairs](#)
- [VA Home Loans and Housing Related Assistance](#)
- Department of Veterans Affairs Benefits Administration [Home Loan Information](#)
- eBenefits- [Housing](#)



Question

Can the U.S. Department of Veterans Affairs help our family with housing as we transition from service?



Answer

The VA provides home loan guarantees and housing-related assistance to help military and veteran families realize their dreams of home ownership. If you plan to buy or build a home, consider the VA Home Loan benefit. A VA Home Loan may enable eligible families to save significant amounts of money in the home buying or building process because of advantages like competitive mortgage interest rates and no down payments. The VA's cash-out refinance loan enables families to take cash out of the equity they have built in their home and use the money in various ways, such as to pay bills, pay for school or complete home improvements. Finally, explore the information about Interest Rate Reduction Refinance Loans to determine if your family is eligible for a lower monthly mortgage payment by obtaining a lower interest loan or by switching to a

fixed rate mortgage. Finally, Specially Adapted Housing Grants help veterans and their families make necessary modifications to their homes to increase independence for veterans with disabilities. The VA also helps veterans and their families in financial crisis by helping those with a VA loan avoid foreclosure on their homes and by providing assistance to homeless veterans and their families.

“The VA provides home loan guarantees and housing-related assistance to help military and veteran families realize their dreams of home ownership..”



Steps to Consider

These “Steps to Consider” are not meant as a checklist. Use the suggestions to facilitate a discussion with your service member.

- If you are planning to buy or build a home, review the resource, [“Owning a Home: Tools and Resources for Homebuyers.”](#) This website will help you assess the cost of home ownership and answer questions you may have to determine if owning a home fits into your budget and financial plan.
- Visit the VA websites to learn more about the [VA Home Loan Guaranty](#), [cash-out refinance loans](#), [Interest Rate Reduction Refinance Loans](#), and [Specially Adapted Housing grants](#).
- Learn about the VA Home Loan Guaranty [eligibility requirements](#) and gather the required eligibility documents.
- Obtain a [Certificate of Eligibility](#).



Steps to Consider (cont.)

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- Determine if your state offers additional housing-related benefits or resources, such as property tax reductions by visiting your [State Veterans Affairs Office](#).
- Locate your [local VA benefits office](#) to get face-to-face help with your VA Home Loan or Housing Benefits
- If you and your family are at risk of losing your home or becoming homeless, call the National Call Center for Homeless Veterans at 1-877-4AID-VET or 1-877-424-3838; contact your nearest [VA medical center](#), or [chat](#) with an online VA staff member.



Resources

Department of Veterans Affairs

- VA.gov: <https://www.va.gov/>
- VA Home Loans and Housing-Related Assistance: <https://www.va.gov/housing-assistance/>
- VA Home Loans: Interest Rate Reduction Refinance Loans: <https://www.benefits.va.gov/homeloans/irrrl.asp>
- Cash-out refinance loan: <https://www.va.gov/housing-assistance/home-loans/loan-types/cash-out-loan/>
- Specially Adapted Housing grants: <https://www.va.gov/housing-assistance/disability-housing-grants/>
- The U.S. Department of Veterans Affairs Benefits Administration Home Loan Information: <http://www.benefits.va.gov/homeloans/>
- VA Benefit Eligibility Matrix: https://benefits.va.gov/BENEFITS/derivative_sc.asp
- State Veterans Affairs Offices Locator: <https://www.va.gov/statedva.htm>

Other Resources

- eBenefits- Housing: <https://www.ebenefits.va.gov/ebenefits/learn/housing>
- Consumer Financial Protection Bureau’s “Owning a Home: Tools and Resources for Homebuyers”: <https://www.consumerfinance.gov/owning-a-home/>



Notes

Related MySTeP Topics

Financial Planning for Transition

- Preparing for Financial Success after Transition from the Military
- Food and Housing Support Resources for your Family after Transition from the Military

Retirement and Separation Planning

- Relocation Considerations for Families Transitioning from the Military